

B-4462

902-28 WHATCOAT STREET

BALTIMORE CITY, MD

This is an early alley block, constructed circa 1874. It is a row of two-story, two-bay Italianate brick dwellings now covered in spray stucco paper and badly deteriorating. All of the original steps have been removed. Doors and windows are currently boarded up.

D INVENTORY OF HISTORIC PROPERTIES FORM
SANDTOWN-WINCHESTER SURVEY

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name N/A

other names/site number alley dwellings/ B-4462 (preferred)

2. Location

street & number 902-28 Whatcoat St.

not for publication

city or town Baltimore

vicinity N/A

state Maryland

code MD

county Baltimore City

code 510

zip code 21217

3. State/Federal Agency Certification

N/A

4. National Park Service Certification

N/A

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing

14

Noncontributing

buildings

sites

structures

objects

Total

14

SDI/NPS NRHP Registration Form
(902-28 Whatcoat St.)
(Baltimore City, MD)

(Page 2)

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Italianate

Materials (Enter categories from instructions)

foundation BRICK

roof

walls BRICK

other WOOD

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See continuation sheet.

8. Statement of Significance See continuation sheet.

Areas of Significance (Enter categories from instructions)

Community Planning and Development
Ethnic Heritage

SDI/NPS NRHP Registration Form
(902-28 Whatcoat St.)
(Baltimore City, MD)

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Period of Significance c. 1874-1940

Significant Dates c. 1874

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder George Forrester, builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheet.

9. Major Bibliographical References

Maps

Bromley, G.W. and Co. Atlas of the City of Baltimore, Vol. 1. Philadelphia: 1885, 1896.
Hopkins, G.M. Map of the City of Baltimore, Maryland. 1876, 1877.
Sanborn Map Company. Insurance Maps, Baltimore, Maryland, Vols. 2,3, and 7. New York: 1890, 1901, 1914, 1928.
Simmons, Isaac. 1852 Revision of the Thomas H. Poppleton Map. Baltimore: 1852.

Baltimore City Directories

Baltimore City Land Records

Vill, Martha. "Residential Development on a Landed Estate: The Case of Baltimore's "Harlem." Maryland Historical Magazine, Volume 77, 1982.

10. Geographical Data

Acreage of Property Lot = _____

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UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 — — — 3 — — —
2 — — — 4 — — —

— See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property.)

Block 76, Lots 58-72

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are based on a city lot(s) retaining original property lines.

11. Form Prepared By

name/title Elizabeth Jo Lampl & Kay Fanning/Architectural Historians
organization Robinson & Associates date July 1992
street & number 1710 Connecticut Ave., NW telephone (202) 234-2333
city or town Washington state DC zip code 20009

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple owners
street&number G.K. Properties Ltd. telephone
city or town Baltimore state MD zip code 21217

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 5 & 6 Page 1

902-28 Whatcoat Street
name of property
Baltimore City, Maryland
county and State

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Industrial/Urban Dominance

Prehistoric/Historic Period Theme(s): Architecture, Landscape
Architecture, and Community Planning; Social/Education/Cultural

Resource Type:

Category: building(s)

Historic Environment: urban

Historic Function(s) and Use(s): domestic

Known Design Source: George Forrester, builder

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

902-28 Whatcoat St.
name of property
Baltimore City, Maryland
county and StateDESCRIPTION

This intact, though neglected and deteriorating, block of two-story, two-bay Italianate alley dwellings was constructed c. 1874. Its rather stark appearance is due to the removal of its parallel wooden steps and to the loss of doors and windows.

These brick alley dwellings are entirely covered in spray stucco paper, which obscures the brick, except where the paper has worn away. The window sills are made of alternating light and dark brick headers. The cornice is also obscured, except for one unit where the original wooden modillion cornice is revealed. All door and window openings have flat heads, and virtually every window, door, and porch is missing. What few window units remain may contain the original six-over-six sash. There is only one break in the cornice line, between units #912 and #914.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

902-28 Whatcoat St.
name of property
Baltimore City, Maryland
county and StateSIGNIFICANCE

These c. 1874 Italianate alley dwellings were built by George F. Forrester, who was also responsible for other buildings on the block.

The Consolidated Real Estate & Fire Insurance Company leased these ten lots of land (along with many lots on Lafayette and Mosher Street in the same block) to George F. Forrester on August 1, 1874. (Liber G.R. 667, Folio 168.) At the time, the alley was known as Norris Alley.

The Consolidated Real Estate & Fire Insurance Company was chartered in 1868 and began the development of land in Harlem, within the area bounded by Carey, Thompson, Republican, and Franklin Streets. The company developed the land in two ways: 1) by acting as developer/builder itself, and 2) by leasing the land to builders to develop, and lending the builders money on mortgages for construction. The company developed both the primary streets in Harlem, and the alleys, such as Stockton Alley. As soon as the improvements were made, the company sold off its interest in the properties, avoiding the role of landlord.

The Consolidated Real Estate & Fire Insurance Company was active in Sandtown as well, judging by the frequency of their listings in the block indexes. The 1878 City Directory lists George F. Forrester as a carpenter who resided at 370 N. Stricker Street.

Forrester executed a mortgage with the Consolidated Company the same day he signed the lease for the land. (Liber G.R. 667, Folio 188.)

These dwellings have been inhabited primarily by African-American residents since their construction. The 1880 census for the 19th ward, 8th precinct, shows that Whatcoat Street, between Lafayette on the south, Stricker on the west, Laurens on the north, and Fremont on the east, was an African-American street by that time.

The 1910 census shows the continuing occupation of African Americans employed in a diverse range of occupation. Most residents were either second- or third-generation Marylanders (some having come from Virginia). The men were

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

902-28 Whatcoat St.
name of property
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employed as clergymen, shoemakers, white washers, proprietors, moulders, drivers, porters, rag dealers, and and laborers. In addition, men worked as servants for private families and women as cooks or laundresses.

SANDTOWN-WINCHESTER/PENN-NORTH
RECONNAISSANCE-LEVEL SURVEY FORM

Survey No. B-4462

Neg. No. 4/25

Historic Name _____

Current Name/Use alley dwellings

Address(es) 902-928 Whatcoat Street (formerly Norris Alley)

Resource/Property Type

- ☒ Rowhouses
☐ Commercial Structure
☐ Public/Institutional Building
☐ Public Housing
☐ Site
☐ Other

☒ Attached
☐ Freestanding

Note: _____

Stories 2 + B

Primary Material brick (stuccoed) Secondary Material wood

Roof Form flat

No. of Bays in Unit/Facade 2 If Rowhouse: ☒ Flat Front ☐ Swell Front ☐ Porch

Window Type: ☒ Double-Hung
☐ 1/1 Sash
☐ 2/2 Sash
☐ 2/1 Sash
☐ ? Other Sash
☐ Transom

Door Type: ☒ Single-Leaf
☐ Double-Leaf
☐ Number of panels (if visible)
☒ Transom

Architectural Style Italianate Date c. 1852-90

Summary/Noteworthy Features: Intact, but neglected and deteriorating block of two-story Italianate alley dwellings with one break in cornice line. Entirety covered in stucco/asphalt paper. Original cornice also obscured, except for one unit where wooden modillion cornice is revealed. Openings all have flat heads. Virtually every window, door, and porch missing.

Alterations: ☐ Formstone ☒ Stucco
☐ Vinyl/Aluminum ☒ Window/Door Changes
☐ Awnings ☒ Missing Cornice Elements
☐ First-Floor Use Change ☐ Other: _____

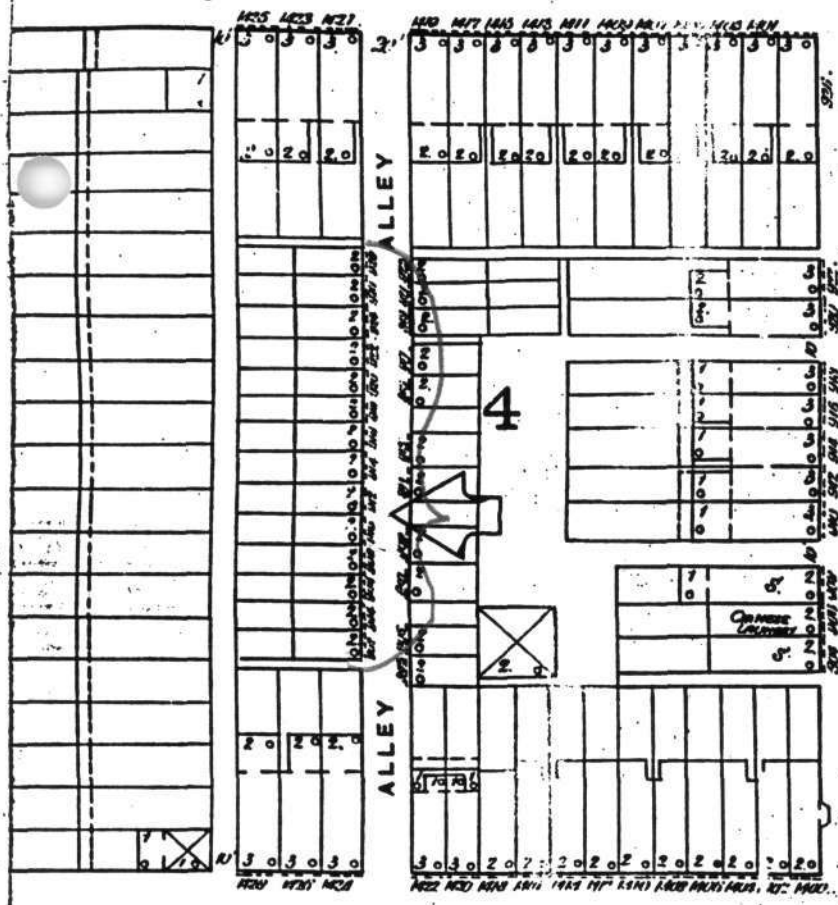
Status: ☐ Occupied ☒ Vacant ☐ Mixed

NR Evaluation: ☒ Contributing ☐ Non-Contributing

Recommended for Intensive Level: ☒ Yes ☐ No

Surveyor: Joey Lampl
Date: February-April 1992

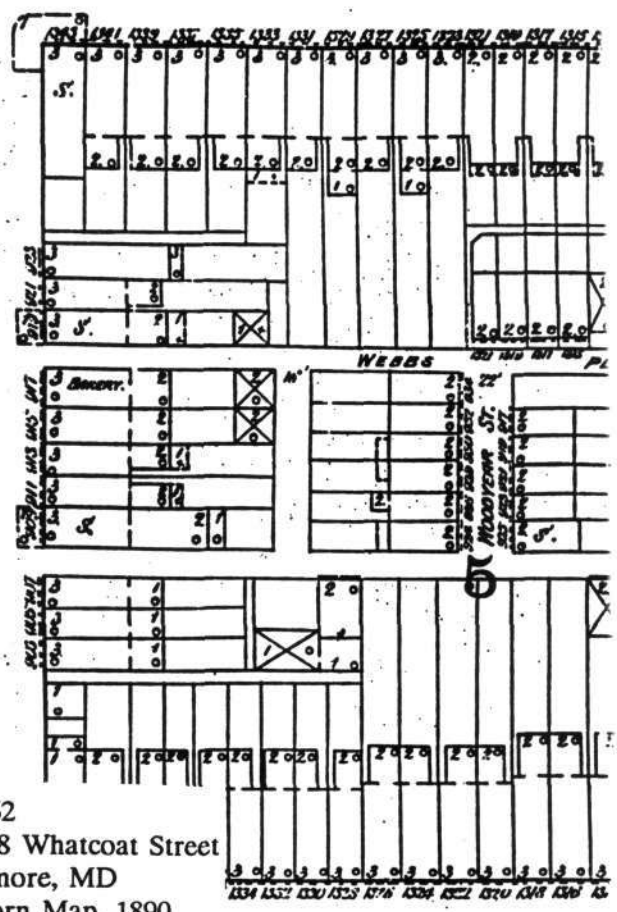
Affiliation: Robinson & Associates



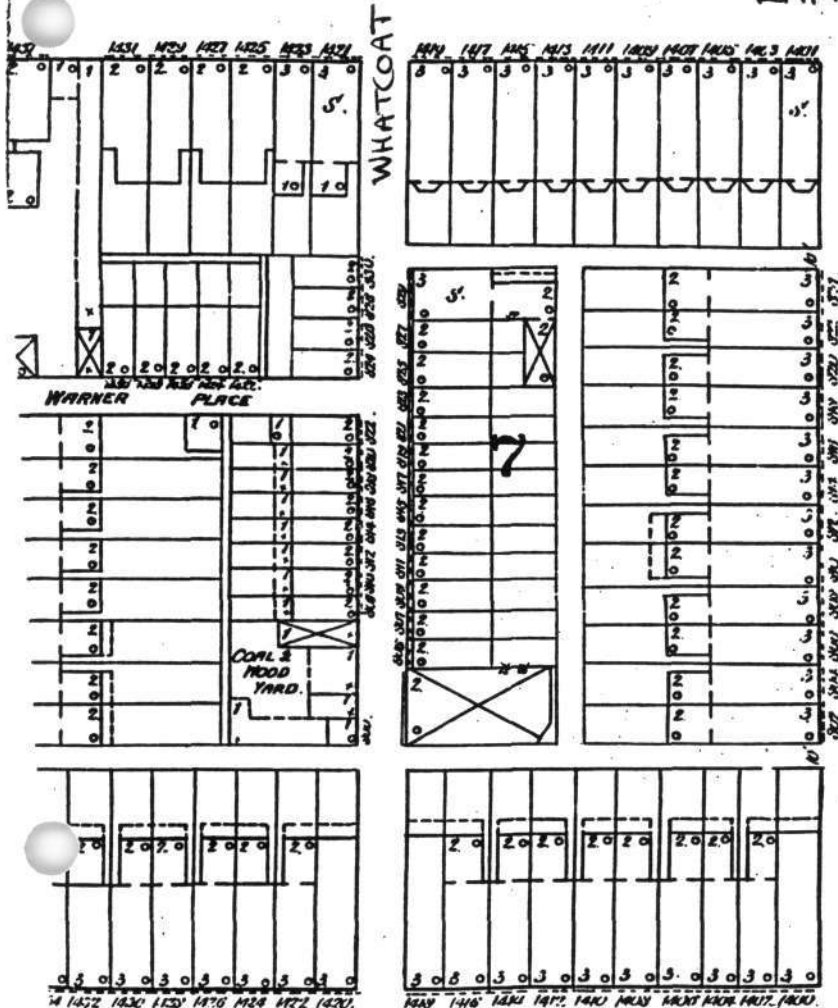
STREET

B-4462
902-28 Whatcoat Street
Baltimore, MD
Sanborn Map, 1890

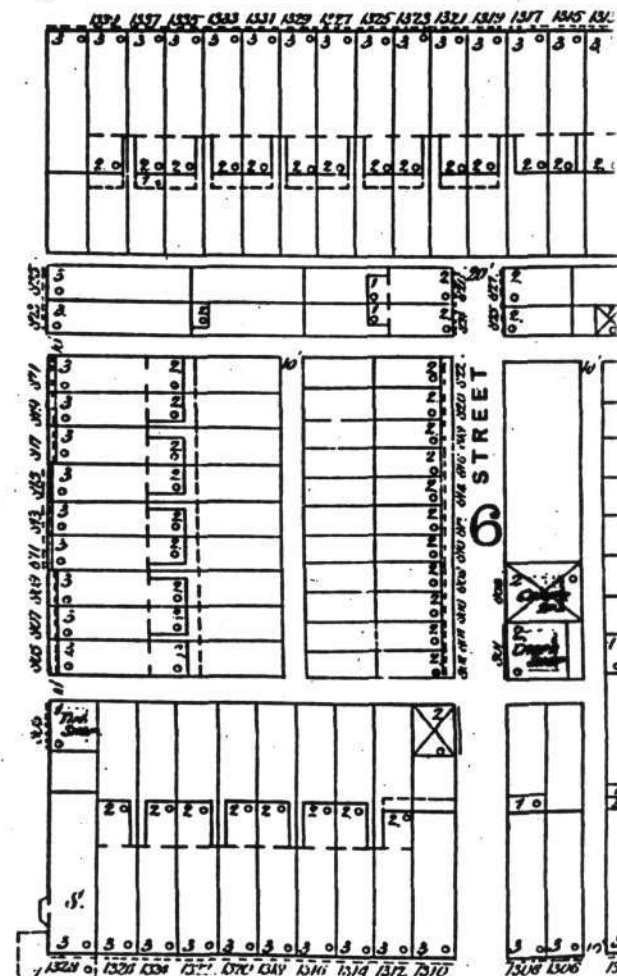
MOSHER STREET



LAFAYETTE AVENUE



CALHOUN STREET





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902-28 Whatcoat Street
Baltimore, MD
Baltimore West Quadrangle

B-4462

928

902





SANDTOWN-WINCHESTER / PENN-NORTH

#B-4462

BALTIMORE, MD

ELIZABETH QO LAMPL

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION
ALLEY HOUSING
902-28 WHATCOAT ST (FORMERLY, NORRIS ALLEY)

EAST ELEVATION

ROLL 4 / NEG 25

1 of 2



Sandtown-Winchester/Penn-North

B-4462

Baltimore, MD

Leonard Jackson

July 1992

City of Baltimore, Commission for Historical and Architectural
Preservation

alley dwellings

902-928 Whatcoat Street (formerly Morris Alley)

EAST ELEVATION

2 of 2

Roll 10/Neg 18